

David Bettiss
8 Tamarisk Way
Ferring
BN12 5ER

Your Ref: OWPC12415
Our Ref: FG/198/16/PL 29-11-2016
Please ask for:
Andrew Wood

6th February 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of existing house with erection of 2 storey building comprising of 8No.
residential 2 bedroom flats & associated external works
1 Sea Drive Ferring

Thank you for your internet representation made on 4th February 2017 which has been recorded as '**an objection**' with the comments as follows:

I object to this application as a nearby resident who walks or drives past the location on a daily basis. I consider it to be out of character to the area (if one takes the nearby Bluewater flats out of the equation), it is over development of a not overly large prominent site, and finally will worsen issues of road safety.

In the above order, the developer seeks to justify this application by comparing it to the Bluewater flats. I take the other view that it is certainly out of character with the remaining houses in Sea Drive and Sea Lane, as well as the open farmland, that surround it on all the other sides. If passed, it would present an unpleasant vision of flats as one approaches Ferring along the seafront from Worthing.

Secondly, it is not a large site and the proposed development will increase the built footprint substantially, and must impact on the privacy and current view of the immediate neighbours to their detriment. Increasing the built area will also only worsen the drainage situation here on what is a very poorly drained area, with the farmland flooding regularly. Finally, the road safety in this location is poor with very bad visibility up and down Sea Lane for any vehicles emerging from the site at the new entrance proposed in Sea Lane itself. There is a distinct bend in Sea Lane just north of the sharp bend where the road turns north, which badly restricts the view, and in my view would be dangerous. This needs to be judged on site and not by a table top exercise. In addition, 10 parking spaces are to be provided for 8 flats, which may be sufficient according to guidelines, but there is no other parking in Sea Lane and realistically none in Sea Drive, so where do other visitors and large delivery vehicles etc park.

For all the above reasons, I trust that this speculative application with no benefit for the village of Ferring will be refused.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Director Planning & Economic Regeneration